



Camberley Towers | 40 Upper Gordon Road | Camberley | GU15 2HP

Price Guide £200,000 Leasehold - Share of Freehold



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A conveniently located two bedroom flat within walking distance of Camberley town centre, featuring a spacious living/dining room, a separate kitchen, and a modern bathroom. Additional benefits include communal grounds and a garage. No onward chain.

- Third floor flat
- Living/dining Room
- Walking Distance to Town Centre
- Modern bathroom
- Two bedrooms
- Garage
- Residents parking
- No onward chain

Accommodation

The property is approached by a communal entrance hall with entry phone system, stairs lead to all floors. The front door opens to an entrance hall with a large storage cupboard and leads to the kitchen, fitted with a selection of cabinets, sink and a selection of fitted appliances. The 14ft front aspect living room gives access to the second bedroom, the main bedroom has a double built-in wardrobe and both bedrooms are served by a white bathroom.

NB: Several photographs are library photographs, and the property is furnished differently.

2026 Service charge including building insurance: £1,308

Lease: 199 years from 24/6/1966 - 139 years remaining



No onward chain



Outside

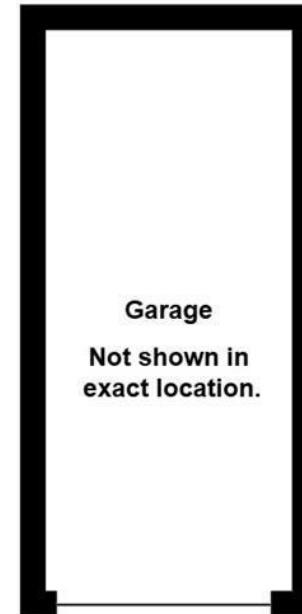
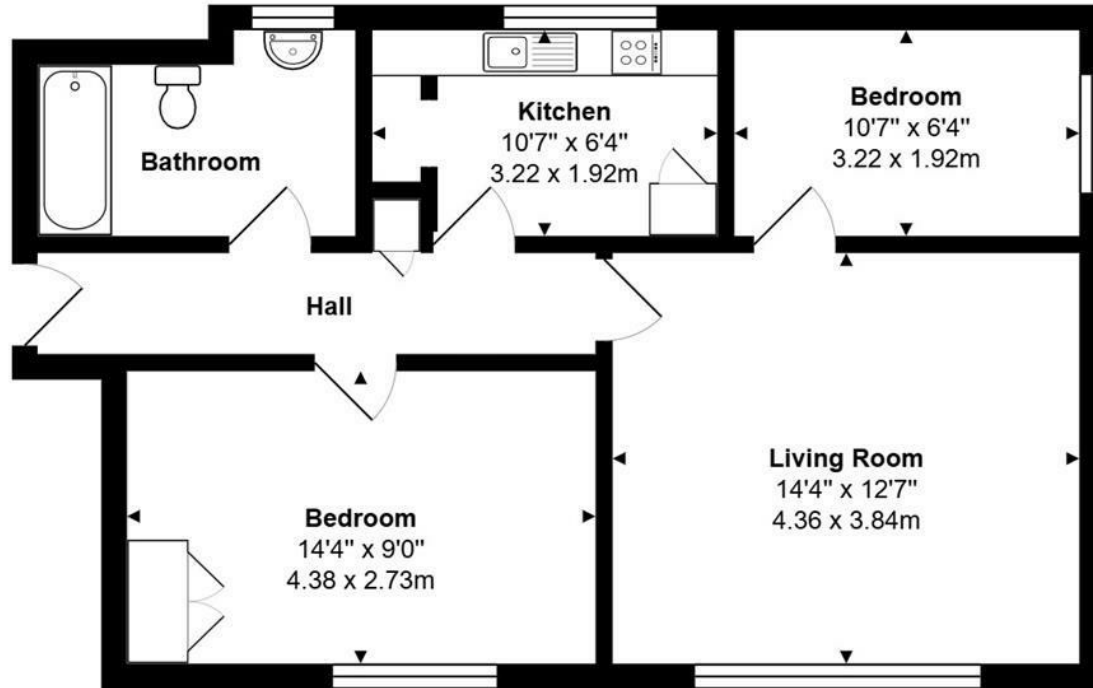
The apartment building has communal gardens to the front and side, while the flat benefits from a garage and residents parking is to the rear.

Location

Located in an established road close to Camberley Town Centre, this generously sized flat is in a convenient location for Camberley High street and the Atrium with a wealth of shops and restaurants. Camberley Train station is a few minutes walk away, and Farnborough mainline station is 3 miles providing a direct link to London Waterloo in 38 minutes. Commuting via car is also easy from this property with the M3 located a short drive away. The area also has highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre.

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3rd Floor



Total Area: 586 ft² ... 54.5 m² Excluding Garage

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	76
	EU Directive 2002/91/EC	

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